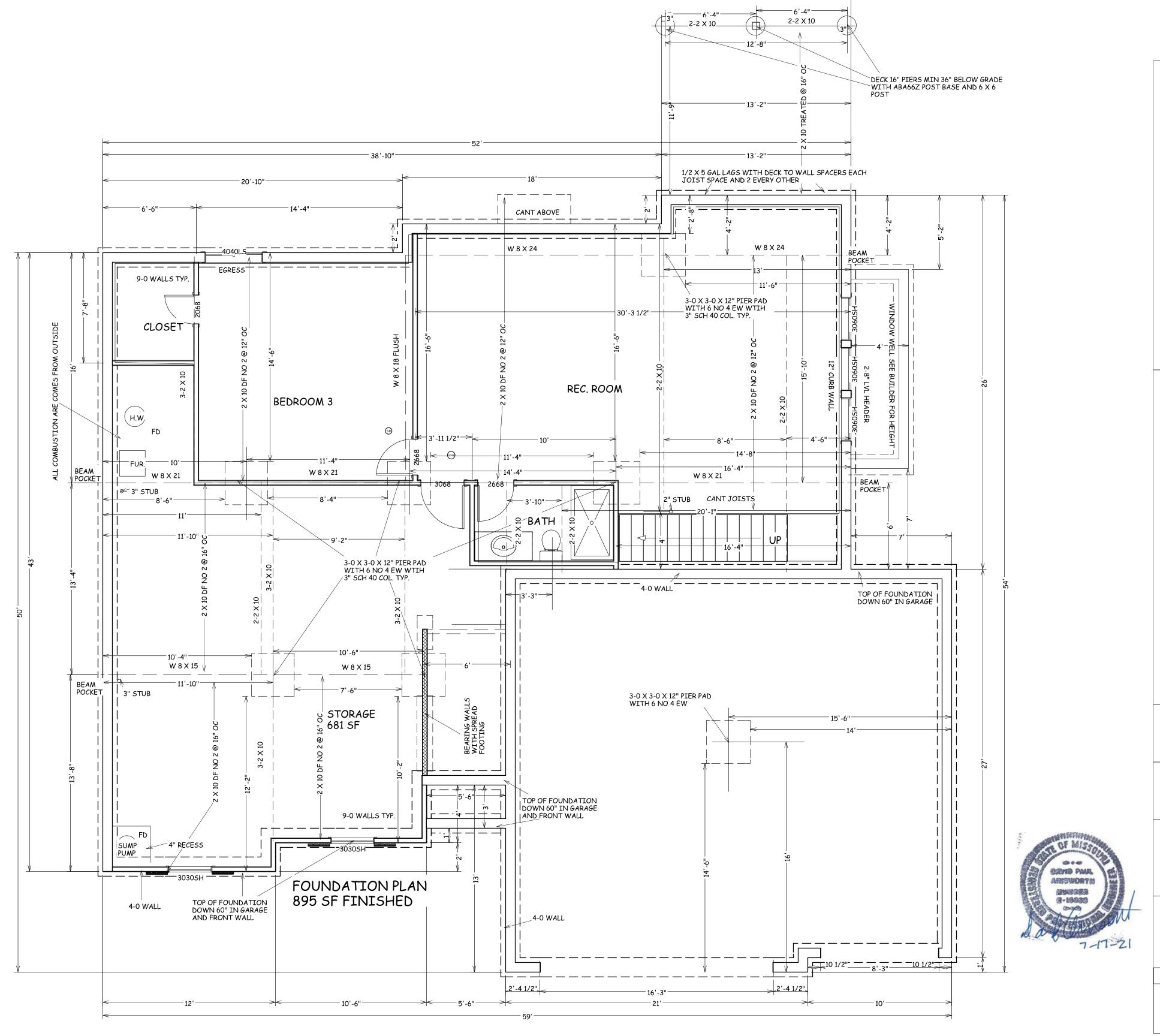


7-12-21



BUILD IN ACCORDANCE WITH 2018 INTERNATIONAL RESIDENTIAL CODE AND LOCAL CODES.

TRUMARK HOMES AUSTIN III LOT 69 MONTICELLO 1241 NE GOSHEN DR LEE SUMMIT MO

SCALE 1/4" = 1-0

> DATE 7-12-21

PLAN NO.

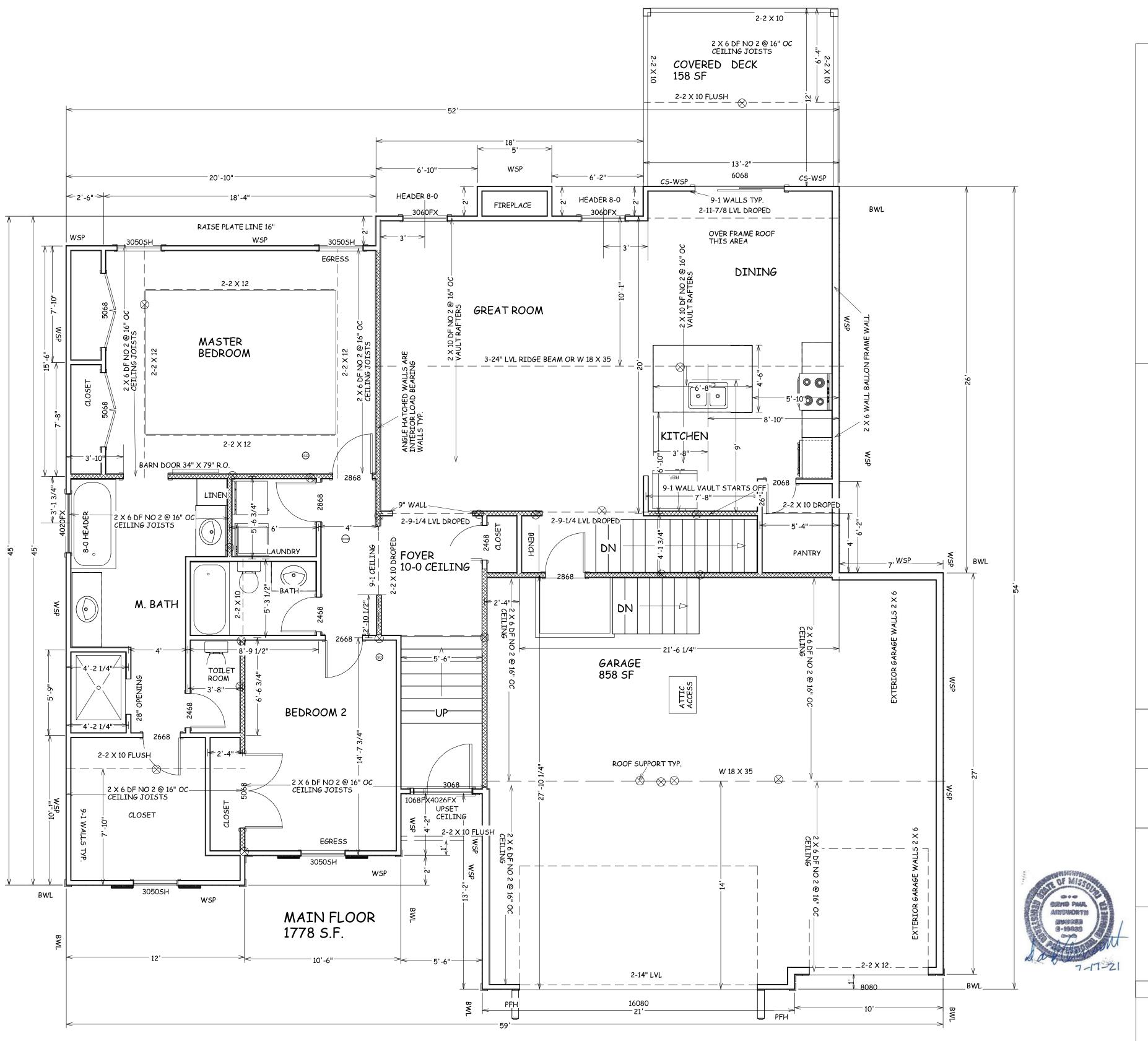
3569

SHEET NO.

2 OF 5

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI

07/19/2021



BUILD IN ACCORDANCE WITH 2018 INTERNATIONAL RESIDENTIAL CODE AND LOCAL CODES.

TRUMARK HOMES AUSTIN III LOT 69 MONTICELLO 1241 NE GOSHEN DR LEE SUMMIT MO

SCALE 1/4" = 1-0

> DATE 7-12-21

PLAN NO.

3569

SHEET NO.

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI

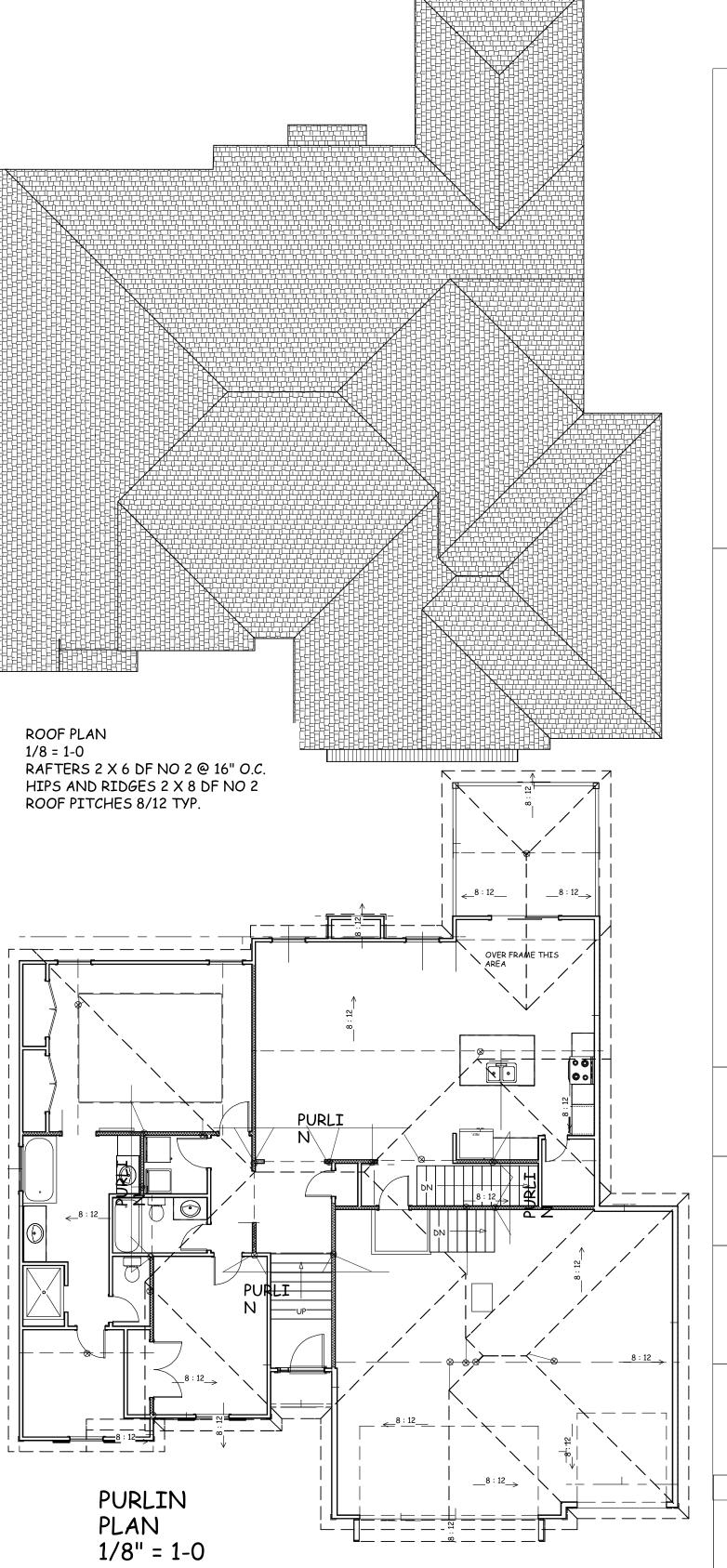
07/19/2021

VAULT INSULATION DETAIL 1. DWELLING / GARAGE OPENINGS BETWEEN GARAGE AND SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS SHALL BE 2 X 10 VAULT RAFTER 1" AIR SPACE WITH FOAM AIR EQUIPPED WITH SOLID WOOD OR STELL DOORS NOT LESS THAN 1-3/8" ENERGY CONSERVATION CODE CHUTES THICK OR 20 MINUTE RATED DOORS, WITH SELF CLOSING DEVICES 2 X 2 NAILED TO BOTTOM OF RAFTERS 12" O.C. WITH 12 D REQUIRED FOR GARAGE / DWELLING SEPERATION DOORS R302.5.1 THE FOLLOWING VALUES ARE NEEDED. 2. WHOLE HOUSE MECHANICAL VENTILATION SYSTEM IS REQUIRED FOR R-15 IN WALLS ANY DWELLING IN COMPLIANCE WITH IRC M 1505 3. CARBON MONOXIDE DETECTORS REQUIRED IRC R 315 R-49 IN ATTICS R-38 HIGH DENSITY 4. STEEL COLUMNS SHALL BE MINIMUM SCHEDULE 40 R407.3 INSULATION R-38 IN VAULTS R-30 REDUCTION FOR VAULTS IS ONLY FOR 500 SF 5. DECK SHALL BE BUILT PER TABLES 507.2, 507.2.1, 507.3, 507.6, INTERCONNECTED HARD WIRED SMOKE 507.5.1(1)&(2), 507.5, AND 507.6 DETECTORS SHALL BE INSTALLED IN EACH BEDROOM AND OUTSIDE OF EACH BEDROOM 6. STUDS SHALL BE CONTINUOUS BETWEEN FLOOR, CEILING AND OR R-19 IN FLOORS OVER UNCONDITIONED SPACES ROOF DIAPHRAGMS R602.3 ALL PLUMBING IF EXISITING SHALL BE CAPPED AND AIR TESTED PRIOR TO ROUGH-IN 7. ADDED REQUIREMENTS FOR WINDOW FALL PROTECTION R312.2 R-10 IN CRAWL SPACE WALLS INSPECTION FOR LEAK VERIFICATION 8. NEW PROVISIONS FOR ATTACHMENT OF RAFTERS, TRUSSES AND ROOF BEAMS $\,$ R802.3.1. R802.11 BASEMENT WALLS R-13 CAVITY OR R-10 CONTINOUS 9. INSULATION REQUIRED FOR ALL BASEMENT WALLS (INCLUDING SLABS SHALL BE R-10 FOR A DEPTH OF 2 FOOT UNFINISHED BASEMENTS) N1102.1 A WINDOW U FACTOR OF .35 OR BETTER 10. EXTERIOR WINDOWS/DOORS SHALL HAVE U-FACTOR 0.35 AND ICE & WATER SHEILD REQUIRED ON ALL GLAZING SHALL HAVE SOLAR HEIGHT GAIN FACTOR OF 0.40 N1102.1 DUCTWORK NEEDS TO HAVE AN R-8 VALUE 11. HOUSE LEAKAGE AND DUCT LEAKAGE PERFORMANCE STANDARDS EFFECTIVE JANUARY 1, 2014. A SAMPLE TESTING PROGRAM WILL BE ROOF IS DESIGNED FOR 25 P.S.F. SNOW LOAD MIN. IMPLEMENTED OCTOBER 1, 2012 KCBRC N1102.4.1.2 N1103.2.2 COMP. SHINGLES OVER 12. LIGHTING FIXTURES PENETRATING THE THERMAL ENVELOPE (E.G. RIDGE BOARDS AND HIPS ARE TO BE 2 CAN LIGHTS IN ATTIC) SHALL BE IC-RATED, LEAKAGE-RATED AND X MATERIAL, AND NOT LESS THAN SEALED TO THE GYPSUM WALLBOARD N1102.4.4 THE END CUT OF RAFTER RAFTERS AND CEILING 7/16" APA 2 X 6 DF NO. 2 JOISTS CONNECTIONS IN 13.PROGRAMMABLE THERMOSTAT REQUIRED N1103.1.1 AT 16" OC RATED ROOF ACCORDANCE IRC 802.3 SHEATHING 14. AIR HANDLERS SHALL BE RATED FOR MAXIMUM 2 % AIR LEAKAGE RATE N1103.2.2.1 PROVIDE RAFTER TIES PER SECTION 802.3 DRIP EDGE AND GUTER AND 802.3.1 WHEN UNABLE TO CONNECT RAFTERS TO CEILING JOISTS 1 X 8 FASCIA OVER 2 X 6 15. BUILDING CAVITIES USED AS RETURN AIR PLENUMS SHALL BE 2 X 6 DF NO. 2 SUBFASCIA SEALED TO PREVENT LEAKAGE ACROSS THE THERMAL ENVELOPE KCBRC AT 16" OC SOFFIT 1/2 GYP. BOARD 16. CERTAIN HOT WATER PIPES SHALL BE INSULATED N1103.4 WITH GARAGE SHALL HAVE 5/8 TYPE X **VENTS** 17. ALL EXHAUST FANS SHALL TERMINATE TO THE BUILDING EXTERIOR SHEET ROCK CEILING AND WALLS 7/16 APA RATED SIDING OVER 18. MAKEUP AIR SYSTEM REQUIRED FOR KITHCHEN EXHAUST HOODS 2 - 2 X 10 DF NO 2 WATER RESISTIVE HOUSE WRAP IN THAT EXCEED 400 CFM M1503.4 HEADERS TYP. U.N.O. COMPLIANCE WITH SECTION 703.2 WALLS OVER 10-2 TO 18-0 2 X 4 DF NO. 2 OF THE IRC STUDS SHALL BE 2 X 6 DF 19. BUILDING CAVITIES IN A THERMAL ENVELOPE WALL (INCLUDING AT 16" OC NO 2 @ 16" O.C. TYP. THE WALL BETWEEN THE HOUSE AND GARAGE) SHALL NOT BE USED AS 3/4" T & G SUB FLOOR 1/2 " ANCHOR BOLTS AT 5-0 OC MIN. , AND BE ALL STUDS GO FROM FLOOR TO GLUED AND NAILED 20. AN AIR HANDLING SYSTEM SHALL NOT SERVE BOTH THE LIVING LOCATED WITHIN 12" FROM THE ENDS OF EACH CEILING OR RAFTER DIAFRAM TYP. PLATE SECTION. SHALL EXTEND A MINIMUM OF SPACE AND THE GARAGE M1601.6 2 X 10 DF NO 2 @ 7" INTO CONCRETE 16" OC TYP. 21. A CONCRETE- ENCASED GROUNDING ELECTRODE ('UFER' GROUND) 2 X4 TREATED PLATE OVER REINFORCEMNT AT CONNECTION SHALL BE PROVIDED TO THE ELECTRICAL SERVICE E3608.1 SILL SEALER CORNERS OF OPENINGS 2,500 PSI BASEMENT FLOOR SLABS UNDISTURBED GRADE AND STEP DOWNS 3,000 PSI FOR FOOTINGS, FOUNDATION WALLS, AND OTHER VERTICAL 22. COMPLIANCE WITH THE REQUIRMENT AND SHOW CONNECTION AS REQUIRE 1 # 4 BAR 48" NEEDED FOR ROOF BEAM, TRUS, RAFTER, AND GIRDER CONNECTION FOR LONG AT 45 DEGREE DAMPPROOF WALLS BELOW GRADE 3,500 PSI FOR CARPORT AND GARAGE FLOOR SLABS ON UNDISTURBED GRADE, UPLIFT PER IRC 802.11. ALL RAFTERS BE IN COMPLIANCE WITH IRC 502.11 ANGLE AT CORNERS SPRAY ON TAR WITHIN CODE R-406.1 AND STRUCTURAL FLOOR SLABS AMENDED RAYMORE CODE WITHIN 6" OF THE EDGE FILL ALL VIODS & HONEYCOMB AREAS OF INSIDE CORNERS BEFORE DAMPPROOFING 4" CONCRETE SLAB WITH NO SPREAD FOOTING 7.5" CONCRETE WALL WITH NO 4 BARS HORT. EVERY 18" OF WALL HEIGHT WITH # 4 BAR WITHIN 6" OF TOP AND BOTTOM OF WALL 4 BARS AT 2-0 OC EACH WAY, MIN 8" DEEP X 16" OVER 6 ML VAPOR BARRIOR WIDE WITH TWO NO USE LSTA24 RIDGE STRAPS OVER CRUSHED ROCK HORT. REBAR SHALL BE INSTALLED ON SOIL SIDE OF VERTICAL 4 REBAR ON ALL VAULTS AT RIDGE REINFORCEMENT OR COLLAR TIES GRADE 40 TYP. VERTICAL REBAR SHALL BE WITHIN 8" OF THE TOP OF THE WALL, AND POSITIONED 2" FROM THE INSIDE FACE OF WALL VERTICAL REBAR SPACING WALL HEIGHT IN FEET INTERIOR DRAIN TILE MIN. 1-1/2" 6-0 OR LESS #4 @ 24" O.C. MIN. DRAIN TO DAYLIGHT, OR SUMP RADON VENTING OF SLAB 8-0 # 4 @ 16" O.C. PUMP IN ACCORDANCE TO R-405 ALL CONCRETE EXPOSED TO 9-0 # 4 @ 12" O.C. WEATHER GARAGE SLABS
FOOTINGS WALLS AND FLATWORK 10-0 # 4 @ 8" O.C. 8 X 16 FOOTING WITH TWO NO 4 10-0 WALL 9.5" #4 @ 12" O.C. MUST HAVE 6% AIR ENTRAINMENT BARS HORIZONTAL 3" FROM THE BOTTOM, ALL FOOTINGS TO 4" DRAIN TILE IN WITH MIN 6" TYP VAULT WITH STRAPS EXCEED MIN. FROST DEPTH OF 36 ASSUMED SOIL \setminus CRUSHED ROCK OVER PIPE, DRAIN TO **PRESSURE** DAYLIGHT, OR SUMP PUMP IN MIN. STAIR HEADROOM 6-8 PIER PADS ACCORDANCE TO R-405 ALL STAIRS TYP. U.N.O. 3-0 X 3-0 X 12" PEIR PADS MIN. WITH # 4 REBAR, 6 EACH WAY STUDS OVER 10-0 SHALL HAVE MAX. RISE 7-3/4" TYPICAL WALL SECTION BLOCKING ALONG WALL MAX MIN. RUN 10" OF 6-0 O.C. WINDOW EGRESS REQUIREMENTS WINDOW SAFETY GLAZING PER 308 SAFETY GLAZING REQUIRED ALONG WALKING SURFACES AND OVERHEAD GARAGE DOORS BEDROOM WINDOW EGRESS MINIMUM FOR A DOUBLE HUNG STAIRS LOCATED WITHIN 36 INCHES HORIZONTALLY OF THE STEPS. MUST MEET DASMA 115 MPH WINDOW IS 34 INCH CLEAR WIDTH MIN. AND 24 INCH CLEAR SAFETY GLAZING REQUIRED IF EXPOSED SINGLE PANEL IS IN OR IRC 2018 REQUIRMENTS HEIGHT MIN. WITH A CLEAR OPENABLE AREA OF 5.7 SQUARE FEET EXCESS OF 9 SQUARE FEET OR THE BOTTOM EDGE OF THE GLAZING - LADDER -IS LESS THAN 18 INCHES ABOVE THE FINISHED FLOOR. A CASEMENT OR SLIDER WINDOW MINIMUMS ARE 20 INCH CLEAR **←** 3'-0" → WIDTH MINIMUM AND 41 INCH CLEAR HEIGHT MINIMUM. WITH A SAFETY GLAZING REQUIRD WHERE THE NEAREST EXPOSED EDGE OF MINIMUM 5.7 SQUARE FOOT OF OPENABLE AREA. EGRESS WINDOW WELL AS NEEDED THE GLAZING IS WITHIN 24 INCHES OF EITHER VERTICAL EDGE OF OPENING OF EGRESS WINDOW NOT MORE THAN 42" PER SECTION 308 MIN 3-0 X 3-0 THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM FROM THE FLOOR WITHLADDER EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE, SAFETY OR TEMPERED GLAZING IS REQUIRED. WINDOWS ARE TO HAVE FALL

PROTECTION PER IRC 312.2

ALL POINT LOADS SHALL HAVE A MINIMUM OF 2 STUDS UNLESS NOTED OTHERWISE





ACCORDANCE WITH TIONAL CODE

LTERNA 018 NB α

TICELI HOWE ZHS

SCALE 1/4" = 1-0

> DATE 7-12-21

PLAN NO.

3569

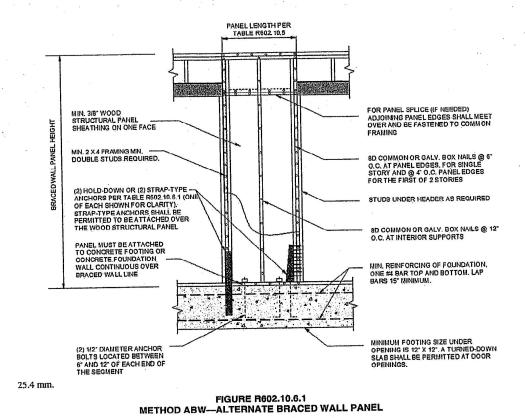
SHEET NO.

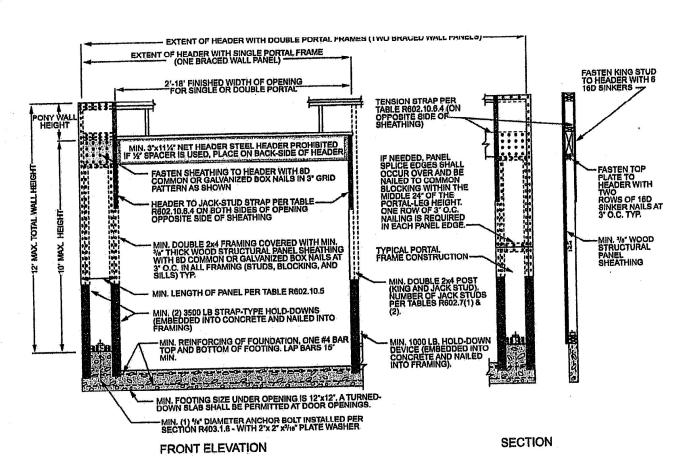
4 OF 5

CONSTRUCTION AS NOTED ON PLANS REVIEW **DEVELOPMENT SERVICES** LEE'S SUMMIT, MISSOURI

07/19/2021

EXPOSURE CATEGORY B 30-FOOT MEAN ROOF HEIGHT 10-FOOT WALL HEIGHT 2 BRACED WALL LINES DWB, WSP, SFB, PBS, PCP, HPS, BV-WSP, ABW, PFH PFC, CS-SFB 7.0 50 15.0 10.5 9.0 18.0 12.5 ≤ 115 13.5 29.0 20.0 17.0 34.5 20 13.0 17.0 35.0 20.0 21.0 43.0 50 25.0





4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.2 METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS

CONNECTION CRITERIA® METHODS, MATERIAL Spacing op and bottom plate 3-8d (2¹/₂" long x 0.113" dia.) nails at 45° to 60° angles fo maximum 16" Let-in-bracing $2-8d (2^{1}/_{2}" long \times 0.113" dia.) nails$ Per stud $2 - 1^3/4$ long staples stud spacing Exterior sheathing per Table R602.3(3) 6" edges 12" field 3/8" Interior sheathing per Table R602.3(1) or R602.3(2) structural panel (See Section R604 Varies by fastener 12" at intermediate supports 4" at braced wall panel end posts Wood structura See Figure R602.10.6.5 panels with stone 8d common $(2^{1}/_{2}^{"} \times 0.131)$ nails masonry vened 1¹/₂" long × 0.12" dia. (for ¹/₂" thick sheathing) 1³/₄" long × 0.12" dia. (for ²⁵/₃₂" thick sheathing) galvanized roofing nails sheathing Nails or screws per Table R602.3(1) for exterior locations edges (including top interior locations)

Nails or screws per Table R702.3.5 for interior locations For ³/₈", 6d common (2" long × 0.113" dia.) nails For ¹/₂", 8d common 3/8" or 1/2" for maximum 16" 3" edges 6" field stud spacing (2¹/₂" long × 0.131" dia.) nails /₂" long, 11 gage, ⁷/₁₆" dia. head nails 6" o.c. on all framing maximum 16' ⁷/₈" long, 16 gage staples stud spacing 0.092" dia., 0.225" dia. head nails with HPS length to accommodate 1½" penetration into studs 4" edges 8" field //16" for maximum 16' Hardboard panel siding stud spacing See Section R602.10.6.1 See Section R602.10.6.1 3/8"

MINIMUM LE			MINI	CONTRIBUTING LENGTH			
METHOD (See Table R602.10.4)		Wali Height					
		8 feet	9 feet	10 feet	11 feet	12 feet	
DWB, WSP, SFB, PBS, PCP, HPS, BV-WSP		48	48	48	53	58	Actual ^b
GB		48	48	48	53	58	Double sided = Actual Single sided = 0.5 × Actual
LIB		55	62	69	NP	NP	Actual ⁶
ABW	SDC A, B and C, ultimate design wind speed < 140 mph	28	32	34	38	42	- 48
	SDC D ₀ , D ₁ and D ₂ , ultimate design wind speed < 140 mph	32	32	34	NP	NP	
	CS-G	24	27	30	33	36	Actual ^b
CS-WSP, CS-SFB	Adjacent clear opening height (inches)						
	≤ 64	24	27	30	33	36	Actual ^b
	68	26	27	30	33	36	
	72	27	27	30	33	36	
	76	30	29	30	33	36	
	80	32	30	30	33	36	
	84	35	32	32	33	36	
	88	38	35	33	33	36	
	92	43	37	35	35	36	
	96	48	41	38	36	36	
	100	-	44	40	38	38	
	104		49	43	40	39	
	108	_	54	46	43	41	
	112		_	50	45	43	
	116			55	48	45	
	120	_	_	60	52	48	
	124				56	51	
	128	_	_		61	54	
	132		_		66	58	
	136	_		_		62	
	140		_	_		66	
	144				<u> </u>	72	
	METHOD			rtal header	height	12 feet	-
(See Table R602,10.4)		8 fact	9 feet	10 feet		Note o	
PFH	Supporting roof only	16	16	16	Note c	Note o	48
	Supporting one story and roof		24	24	Note c	Note o	
PFG		24	27	30			
CS-PF or SI: 1 inch = 25.4 mm, U	SDC A, B and C	16	18	20	Note e	Note 6	
	SDC D ₀ , D ₁ and D ₂	16	18	20	Note e	Note 6	Actual

For St. 1 inch = 25.4 min, t foot = 50.45 min, t fine per feel of the Medical Per St. 1 inch = 25.4 min, t fine per feel of the Medical Per St. 1 inch = 25.4 min, t fine per feel of the Medical Per St. 1 inch = 25.4 min, t fine per feel of the Medical Per St. 1 inch = 25.4 min, t fine per feel of the Medical Per St. 1 inch = 25.4 min, t fine per feel of the Medical Per St. 1 inch = 25.4 min, t fine per feel of the Medical Per St. 1 inch = 25.4 min, t fine per feel of the Medical Pe

BRACE WALL DETAILS WIND SPEED 115 MPH WIND EXPOSURE A SEISMIC DESIGN CAEGORY A

TABLE R602.10.4—continued BRACING METHODS METHODS, MATERIAL See Section R602.10.6.2 See Section R602.10.6.2 See Section R602.10.6.3 See Section R602.10.6.3 7/16" 6" edges 12" field CS-WSP Interior sheathing per Table R602.3(1) or R602.3(2) Varies by fastener CS-Gb,c See Method CS-WSP wood structural pan adjacent to garage openings See Section R602.10.6.4 7/₁₆" See Section R602.10.6.4 $1^{1}/_{2}^{"}$ long × 0.12" dia. (for $^{1}/_{2}^{"}$ thick sheathing) $1^{3}/_{4}^{"}$ long × 0.12" dia. (for $^{25}/_{2}^{"}$ thick sheathing CS-SFB^d 3" edges 6" field

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 degree = 0.0175 rad, 1 pound per square foot = 47.8 N/m², 1 mile per hour = 0.447 m/s.

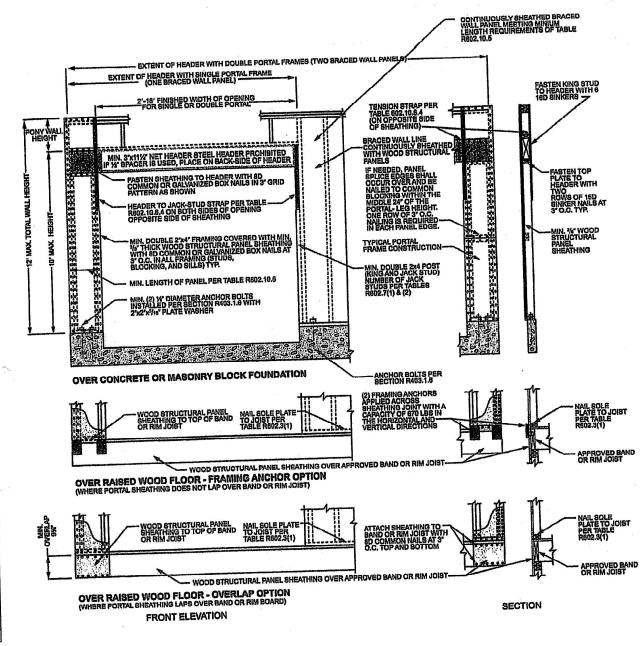
a. Adhesive attachment of wall sheathing, including Method GB, shall not be permitted in Seismic Design Categories C, D₀, D₁ and D₂.

b. Applies to panels next to garage door opening where supporting gable end wall or roof load only. Shall only be used on one wall of the garage. In Seismic Design Categories D₀, D₁ and D₂ roof covering dead load shall not exceed 3 psf.

c. Garage openings adjacent to a Method CS-Q panel shall be provided with a header in accordance with Table R602.7(1). A full-height clear opening shall not be permitted adjacent to a Method CS-G panel.

d. Method CS-SFB does not apply in Seismic Design Categories D₀, D₁ and D₂.

e. Method applies to detached one- and two-family dwellings in Seismic Design Categories D₀ through D₂ only.



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.4
METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION



ACCORDANCE WITH 2018 INTERNATIONAL RESIDENTIAL CODE AN LOCAL CODES. BUILD 2018 IN RESIDE

JMARK HOMES STIN III F 69 MONTICELLO 1 NE GOSHEN DR SUMMIT MO K HOMES TRUM, AUSTI LOT 69 1241 N LEE SU

SCALE 1/4" = 1-0

DATE 7-12-21

PLAN NO.

3569

SHEET NO.

5 OF 5

RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI

07/19/2021